



FILE: PA02-0097

DATE: October 25, 2002
TO: File/Record/Applicant
FROM: Thomas B. Mathews, Director, Planning and Development Services Department
SUBJECT: Planning Application PA02-0097 for Site Development Permit
Model Home Complex Tract 16269
APPLICANT: Brookfield Homes

I. NATURE OF PROJECT:

Site Plan approval for a model sales complex on lots 1 thru 4 in Tract 16269. The models are located on lots 3 and 4 with a sales office in the model on lot 3, a temporary sales/information trailer on lot 2 and a parking area for 10 cars on lot 1. Typical landscaping, temporary entry monument, directional signs and pennant flags on 20 feet high poles are proposed for the complex. In addition to Tract 16269, the model complex will also be used for the sale of homes in Tract 16431. These tracts are all part of Vesting Tentative Tract Map No. 15586 (2nd Revised-Substantial Conformance). The construction of the all the dwellings in these tracts were included in Planning PA98-0049 and PA01-0079 for Coastal Development Permits. The construction of the model homes is subject to the Conditions of Approval of TT 15586, PA98-0049 and PA01-0079.

The model home sales complex is located in Planning Area 3B, Development Area 3B-2c of the Newport Coast PC/LCP, southerly of the intersection of Reef Point Drive and Sidney Bay Drive. Access to the parking area is from Sidney Bay Drive.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.) Orange County Zoning Code section 7-9-150 "Discretionary Permits and Procedures" and the development regulations of the Newport Coast Planned Community

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is Categorical Exempt (Class 11, construction or placement of accessory or temporary structures) from the requirements of CEQA. Appendix A contains the required CEQA Finding.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director
Planning and Development Services Department

By:

Chad G. Brown, Chief
CPSD/Site Planning Section

WVM

FOLDER: C:/My Documents/Newport Coast/PA02-0097 Staff Brookfield.doc

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to the Planning and Development Services Dept.